

APN: 1220-09-810-081



When Recorded, Please Return To:  
Heritage Law Group, P.C.  
1625 Highway 88, Suite 304  
Minden, Nevada 89423

KAREN ELLISON, RECORDER E10

Mail Future Tax Statements To:  
Mr. Josef Lagoja  
1037 Wagon Wheel Ct.  
Gardnerville, NV 89460

**REVOCABLE GRANT DEED UPON DEATH**

I, Josef Lagoja, hereby convey to Debra Kay Ross, her heirs and assigns forever, effective on my death, the following described real property:

All that certain real property situated in Douglas County, Nevada, more precisely described as:

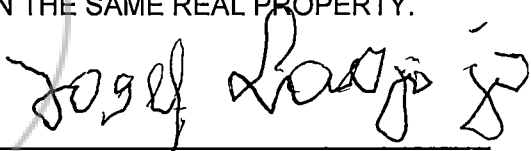
See "Exhibit A"

Pursuant to NRS 111.312, the above legal description previously appeared in Affidavit – Death of Joint Tenant No. 824003 recorded on May 22, 2013.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.


THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OR NRS 111.655 to NRS 111.699 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

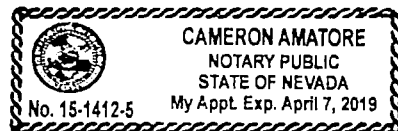
Date: March 8, 2016

  
\_\_\_\_\_  
Josef Lagoja

State of Nevada )  
Douglas County )

This instrument was acknowledged before me on March 8, 2016, by Josef Lagoja.

Signature   
\_\_\_\_\_  
Notary Public



**“Exhibit A”**

**A parcel of land located within a portion of the Southeast one-quarter (SE ¼) of Section 9, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:**

**Commencing at the Northeast corner of Lot 306 as shown on the official plat for Gardnerville Ranchos Unit No. 2 in Book 1 as Document no. 28377; thence North 89° 47' 02" West, 220.07 feet to THE POINT OF BEGINNING; thence South 00° 12' 58" West, 200.00 feet; thence North 89° 47' 02" West 220.07 feet; thence North 00° 12' 58" East, 175.00 feet; thence along the arc of a curve to the right having a radius of 25.00 feet, delta of 90° 00' 00" and an arc length of 39.27 feet; thence South 89° 47' 02" East, 195.07 feet to THE POINT OF BEGINNING, containing 1.01 acres, more or less.**

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**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)  
 a) **1220-09-810-081**  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

- 2 Type of Property:
- a)  Vacant Land
  - c)  Condo/Twnhse
  - e)  Apt. Bldg.
  - g)  Agricultural
  - i)  Other:

- b)  Single Fam. Res.
- d)  2-4 Plex
- f)  Comm'/Ind'l
- h)  Mobile Home

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.655 to 111.699, inclusive

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: *Josef Lagoja* Capacity: Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
 Name: Josef Lagoja

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
 Name: Debra Kay Ross

Address: 1037 Wagon Wheel Ct.  
 City, State, ZIP: Gardnerville, NV 89460

Address: 1020 Wagon Wheel Ct.  
 City, State, ZIP: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
 Print Name: Heritage Law Group, P.C. Escrow # \_\_\_\_\_  
 Address: 1625 Highway 88, Suite 304  
 City, State, ZIP: Minden, NV 89423

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**